







Nestled on the sought-after Ridge Way in Crayford, this charming end-of-terrace house presents a prime opportunity for a cosy, comfortable living experience. Boasting two bedrooms and one bathroom on the first floor, this home offers a welcoming retreat within its 764 square feet of internal space.

While the interior awaits your personal touch and a dash of creativity, it already exudes the promise of a lovely home. Imagine the potential as you envision the possibilities for customisation.

Step outside, and you'll discover the delights of your rear garden, with convenient side access and a driveway at the front.

Location-wise, convenience is at your doorstep. A mere 5-minute stroll takes you to the Crayford Train Station (Zone 6). For additional commuting options, the well-connected property is close to bus routes 96, 428, and 492. The A2 and M25 open up possibilities for seamless travel to Central London and throughout Kent.

Crayford High Street offers a vibrant array of amenities. Whether it's a quick grocery run at Sainsbury's Supermarket or exploring the local bars and restaurants, everything you need is within walking distance.

Act now to schedule your viewing and take the first step towards calling this delightful property your own.

**Entrance Lobby**

1.33m x 1.5m (4'4" x 4'11")

**Lounge**

4.86m x 3.04m (15'11" x 9'11")

**Kitchen**

4.86m x 3.04m (15'11" x 9'11")

**Conservatory**

4.86m x 2.88m (15'11" x 9'5")

**First Floor Landing**

**Bedroom One**

4.94m x 3.05m (16'2" x 10'0")

**Bedroom Two**

4m x 2.58m (13'1" x 8'5")

**Bathroom**

2.2m x 2.36m (7'2" x 7'8")

**Garden**

65ft (approx.) rear garden

**Tenure**

Our vendor has informed us that this is a Freehold property.

**Disclaimer**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Livermores The Estate Agents  
126 Crayford Road, Crayford, Kent, DA1 4ES  
01322 550777  
crayford@livermores.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.